#### Memorandum

**To:** Planning Commission

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Date: December 22, 2016

**Subject:** Marymoor Subarea Comprehensive Plan and Zoning Code Amendments

and Local Center Designation

# **PURPOSE**

The purpose of the January 11, 2017 study session is to provide an overview of the Comprehensive Plan and Zoning Code amendments for the Marymoor Subarea, and local center designation for the Marymoor area. Also, staff asks that Commissioners begin to identify issues for the issue matrix as well as questions at or prior to the study session.

### PREPARATION FOR JANUARY 11, 2017 STUDY SESSION

Please review the enclosed Technical Committee report and exhibits, which consist of recommended Comprehensive Plan and Zoning Code amendments and other supplemental information. Staff will provide an overview of the materials at your January 11, 2017 study session. The major components of the proposed amendment package are described below. This is the same summary that was provided earlier this month.

## MAJOR COMPONENTS OF PROPOSED AMENDMENT PACKAGE

The proposed Comprehensive Plan and Zoning Code amendments comprise five major components:

- 1. <u>Land use transition strategy</u>. The City Council established the South Marymoor Subarea Committee in 2014 through Resolution 1415 to recommend a land use transition strategy for the South Marymoor Subarea. The Committee completed its recommendation for a "Marymoor Expanded Use Zone" in November 2016. Staff is proposing Comprehensive Plan and Zoning Code amendments to implement the Committee's recommendation.
- 2. <u>Infrastructure plan</u>. Neighborhood Plan policy and Resolution 1415 called for an infrastructure planning study to identify the future infrastructure systems needed to

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- support planned growth. Staff is proposing Comprehensive Plan and Zoning Code amendments to implement the recommendations of that study.
- 3. Zoning Code amendments to advance vision. The vision for the Marymoor Subarea as described in the 2014 Southeast Redmond Neighborhood Plan is, "A walkable, denser subarea that features opportunities for living, employment, community gathering, education, shopping, and commuting to other Redmond and central Puget Sound destinations." Staff is proposing new zones with regulations that allow mixed-use, multifamily, transit-oriented development that are consistent with the South Marymoor Subarea Committee's recommended land use transition strategy.
- 4. <u>Local center designation</u>. Locally-designated centers are activity nodes where employment, services and housing are accommodated in a compact and moderately dense form to make efficient use of urban land and support multimodal access. Staff is proposing Comprehensive Plan amendments to define "local center" for Redmond and to designate the Marymoor Area Local Center.
- 5. Affordable housing. The proposed increase in residential capacity and the proposed use of the multi-family tax exemption provisions in state law provide an opportunity to create a greater quantity and level of affordable housing in this subarea, especially as the area will serve as a transportation crossroads with light rail service targeted to begin in 2024. Staff is proposing Comprehensive Plan and Zoning Code amendments to achieve additional affordable housing and a greater level of affordability.

## **NEXT STEPS**

A public hearing is scheduled for January 18, 2017. City Council review is anticipated in spring 2017.

#### **ENCLOSURES**

- Technical Committee Report with exhibits
- South Marymoor Subarea Committee Report with exhibits
- The Final Draft Marymoor Subarea Infrastructure Planning Report is available online at www.redmond.gov/seredmond

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